



DERRY & MCLAUGHLIN
7060 MCLAUGHLIN ROAD
MISSISSAUGA, ON L5W 1W7
(905) 565-7220

TD Canada Trust

Your Annual Statement For Your Mortgage Loan

This statement is for information purposes only.
Please keep this statement, if needed, for income tax purposes

**Statement period: December 31, 2020
to December 31, 2021**

Your Mortgage loan at a glance:

As at December 31, 2021:

Mortgage loan maturity date

May 1, 2023

Remaining amortization period

18 Years and 7 Months

	Beginning of Period	End of Period
Date	As of December 31, 2020	As of December 31, 2021
Annual Interest rate	Variable: TD Mortgage Prime Rate -0.70000% = 1.90000% TD Mortgage Prime Rate as of date above was 2.60%	Variable: TD Mortgage Prime Rate -0.70000% = 1.90000% TD Mortgage Prime Rate as of date above was 2.60%
Outstanding principal amount	\$723,726.91	\$598,857.59

Your payment details as at December 31, 2021

Principal and interest payment	\$1,595.28
Property tax payment	\$0.00
Credit protection premium	\$0.00

Your mortgage loan is currently not insured with optional credit protection insurance. If you would like more information about credit protection insurance or would like to apply for coverage, please visit a TD Canada Trust branch.

Total semi-monthly payment **\$1,595.28**

Your next semi-monthly principal and interest payment is due January 1, 2022

Your mortgage loan summary for the statement period

Principal amount paid in 2021	\$124,869.32
Interest amount paid in 2021	\$13,417.40
Payments to property tax account	\$0.00
Payments for credit protection premiums	\$0.00
Total payments you made	\$138,286.72

Your property tax account summary for the statement period

Borrowers:

JASBIR SINGH KALRA

SONIA KALRA

Your TD mortgage loan number:
1634425

Address of the property being used as security:

6077 CARRADINE CRT
MISSISSAUGA ON
L5V 2C2

Questions about your mortgage loan?

Call **1-800-285-3189**

or visit your nearest
TD Canada Trust branch.

If you use a TTY, call
1-800-361-1180

**Find information about your TD
Mortgage through EasyWeb or
the TD App.**

Opening balance as at December 31, 2020	\$0.00
Payments you made to us for your property tax account	\$0.00
Property taxes paid on your behalf	\$0.00
Interest charged on property tax account	\$0.00
Property tax account balance credit (shortage)	\$0.00

Any credit in the property tax account is not available for withdrawal. We will apply any credit to the following year's property taxes. Property taxes paid on your behalf may include disbursements to cover legal fees, utilities, property insurance premiums and other amounts.

Options to make prepayments on your mortgage loan

Prepayments are extra payments you may make on your mortgage loan. Any prepayments you make will reduce the amount of interest you pay over the amortization period of your mortgage loan. The prepayment privileges explained in this section only apply during this term of the mortgage loan. They do not apply after a renewal unless it says so in the renewal agreement. You can only use the prepayment options if your principal and interest payments are up to date and you're meeting all your other obligations under the collateral charge and mortgage loan agreement.

Even if you make a lump-sum payment, you must continue making your principal and interest payments on your payment due date until you've repaid the mortgage loan in full.

As we explain below, some prepayments are free of charge. Others are not.

Prepayments you can make with no prepayment charge

As long as you give us reasonable notice, you can take advantage of one or more of the following options:

- each calendar year, you may make one or more **lump-sum payments** totaling up to \$115,050.00 (which is 15% of your original principal amount) without charge. If you don't use this 15% privilege in one year, you cannot carry it forward and use it in a later year. The minimum amount you can prepay is \$100. You can't use this privilege to pay off your mortgage loan in full
- You may **increase the amount of your principal and interest payment** as often as you like, without charge. The total of all increases over the term can't exceed 100% of \$1,595.28. If you increase the payment amount you may later decrease it to the minimum contractual payment. To confirm the minimum contractual payment amount you can call telephone banking at **1-800-285-3189** or visit any TDCT branch.
- you may **change your principal and interest payment frequency** from monthly to one of the following:
 - semi-monthly: this means your frequency would be twice a month
 - rapid semi-monthly: same frequency as semi-monthly but with a higher principal and interest payment
 - bi-weekly: this means your frequency would be once every two weeks
 - rapid bi-weekly: same frequency as bi-weekly but with a higher principal and interest payment
 - weekly: this means your frequency would be once every week
 - rapid weekly: same frequency as weekly but with a higher principal and interest payment

We call the rapid frequency options Rapid Pay Down. If you choose one of the Rapid Pay Down options, this means that you are paying a higher amount than the equivalent non-rapid amount. This helps pay off your mortgage loan even faster.

If you change the frequency, you can also go back to a monthly payment frequency.

Prepayments you can make with a prepayment charge

As long as you give us reasonable notice, you may:

- make a lump-sum payment of more than 15% of your original principal amount, but less than the full principal amount still owing. If you have not yet used your 15% prepayment privilege for that year, we will apply it first. This reduces the principal amount used in the calculation of the prepayment charge. The minimum amount you can prepay is \$100
- pay off your mortgage loan in full. You have the option of using your 15% prepayment privilege but we don't apply it automatically. You must request to use it before paying off your mortgage loan in full.

How we calculate the prepayment charges

We will charge you the *three months interest amount*. We calculate the interest you would owe over 90 days on the amount being prepaid, using your annual interest rate. The result is the three months interest amount that you will have to pay..

If you're paying off your mortgage loan in full you can find out what your outstanding balance is by contacting a branch or calling us at **1-800-281-8031**.

To calculate the three months interest amount yourself, you'll need your annual interest rate, which is provided in the End of Period box at the top of this statement. You can find the current TD Mortgage Prime Rate at www.tdcanadatrust.com/TDmortgagerates or by calling us at **1-800-281-8031**.

How you can estimate your prepayment charges

To estimate your prepayment charge, go online and use our calculator at www.tdcanadatrust.com/prepaymentcalculator. You can also estimate the prepayment charge yourself by taking the following steps. Please note this will give you an estimate only. Our actual calculation will be more precise and your actual prepayment charge will be lower than the estimate you get using the calculator or the steps below. If you'd like us to provide the exact amount, contact a branch or call us at **1-800-281-8031**.

To estimate the prepayment charge using the *three months interest amount*

			<i>Sample calculation</i>
Step 1	_____ (A)	the amount you're prepaying	\$100,000
Step 2	_____ (B)	the annual interest rate, expressed as a decimal	5.00% = 0.05
Step 3	_____ (C)	$A \times B = C$	\$5,000
Step 4	_____ (D)	$C / 4 = D$, D is the estimated three months interest amount	\$1,250

Your final prepayment charge may be different at any moment in time, depending on the following factors:

- the prepayment amount
- the annual interest rate
- the principal and interest payment amount and frequency

For additional information regarding prepayment charges, obtain a copy of *Making a prepayment? Here's what you need to know*, or contact a branch or call us at **1-800-281-8031**.

Additional costs if you pay off the mortgage loan in full

If you pay off your mortgage loan in full before the maturity date, or transfer your mortgage to another lender, you may pay some or all of the following:

- a reinvestment fee of \$300.00 because you paid off the mortgage loan before the end of the term. This fee only applies during the first term - it doesn't apply after you renew your mortgage loan
- a discharge fee of \$260.00 to prepare the documents needed to discharge the collateral charge. In addition, you are responsible for paying any government fees to register the discharge.
- an assignment fee of \$260.00 to prepare the documents needed to transfer the collateral charge to another lender

Taking out property insurance

You or your condominium corporation (if your property is a condominium), or both of you, must take out insurance acceptable to us for the full replacement cost of your property. You are responsible for paying (or ensuring that the condominium corporation pays) for this insurance and must keep it in effect while the mortgage loan is outstanding.

The insurance must have standard extended coverage against (at least) any losses from fire. The insurance must also cover all other buildings on the property, as well as any building you add to the property in the future. The policy must say that we will be the beneficiary in the event of any loss. It must also include the standard mortgage clause approved by us.

Please check your policy for your own protection.

